



**City of Santa Clara
PLANNING COMMISSION
Wednesday, October 8, 2008
7:00 P.M.
CITY COUNCIL CHAMBERS
SUMMARY OF ACTIONS**

Please refer to the Planning Commission Procedural Items coversheet for information on all procedural matters.

REGULAR ITEMS – 7:10 p.m.

1. PLEDGE OF ALLEGIANCE and INVOCATION

- 2. ROLL CALL** - All Commissioners were present except Commissioner Champeny, who was excused.

3.

4. DISTRIBUTION OF AGENDA AND STAFF REPORTS

5. DECLARATION OF COMMISSION PROCEDURES

6. REQUESTS FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

A) Withdrawals – None

B) Continuances without a hearing - None

C) Exceptions (requests for agenda items to be taken out of order) - None

7. ITEMS FOR COUNCIL ACTION

The following items from this Planning Commission agenda are recommendations to the City Council and will be scheduled for Council review following the conclusion of hearings and recommendations by the Planning Commission. Due to timing of notices for Council hearings and the preparation of Council agenda reports, these items may be heard concurrently with or subsequent to the Council review of these minutes. Please contact the Planning Division office for information on the schedule of hearings for these items:

A. Agenda Item 8.C. File: PLN2008-07285 Location: 2250 El Camino Real

8. ORAL PETITIONS/ ANNOUNCEMENTS/COMMUNICATIONS/SPECIAL ORDER OF BUSINESS - None

9. CONSENT CALENDAR

The following routine administrative and public hearing items were approved under the Consent Calendar unless otherwise noted.

Routine Items/Consent Calendar

- 8.A.** Planning Commission Minutes of September 24, 2008 – Approved as submitted.

Public Hearing Items/Consent Calendar

- 8.B.** File: **PLN2008-07270**
Location: 4390 Basset Street. A 4,734 square foot parcel (APN:104-11-094) and is zoned R1-6L (single family residential)
Applicant/Owner: Messier Benitez/Jose Chavez
Request: **Variance** to allow an expansion to an existing non-conforming single family home. Home is non-conforming due to existing street side setback.

Project Planner: Bridgette Carroll, Assistant Planner
Action: **Pulled from Consent Calendar by Commissioner Mayer.**
Approved subject to conditions.

8.C. File: **PLN2008-07285**
Location: 2250 El Camino Real, a 43,000 sq. ft. lot on the south side of El Camino Real, approximately 150 ft. east of Los Padres Blvd. (APN: 290-10-072). Property is zoned PD (Planned Development).
Applicant/Owner: Gregory Malley
Request: **Time Extension** of PD (Planned Development) zoning approval to allow construction of 45 dwelling units as part of a four-story residential development condominium project with podium parking
Project Planner: Debby Fernandez, Associate Planner
Action: **Pulled from Consent Calendar by Commissioner Stattenfield.**
Recommended for Council Approval, subject to conditions.

8.D. File: **PLN2008-07171**
Location: 2155 El Camino Real, a 1,775 square foot tenant space (DBA: Mr. Chau's Restaurant) located in a shopping center on the north side of El Camino Real between Scott Boulevard and San Tomas Expressway (APN: 224-15-032).
Property is Zoned CC (Community Commercial).
Applicant: Patrick Chau,
Joseph Padilla, Padilla/Associates
Owner: Meacham
Request: **Use permit** to allow the sales of Beer and Wine in existing restaurant
Project Planner: Julie Moloney, Associate Planner
Action: **Pulled from Consent Calendar by Commissioner Marine.**
Approved with amended conditions.

*******End of Consent Calendar*******

9. File: **PLN2008-06928**
Location: 4600 Patrick Henry Drive, a 2.86 acre lot, located on the west side of Patrick Henry Drive, approximately 1,100 feet south of Democracy Way (APN 104-04-122). Property is zoned ML (Light Industrial).
Applicant: Sim Architects, Inc. for Great Exchange Covenant Church
Owner: 4600 Patrick Henry, LLC
Request: **Certification of Mitigated Negative Declaration; and**
Use Permit to allow the establishment of a church operation and conversion of an approximately 50,000 square foot existing building located in the Light Industrial zone to accommodate a membership of up to 1,600 persons (800 person maximum per service) as part of the phasing and long term growth plan.
Project Planner: Judith Silva, Associate Planner
Staff Recommendation: **Continued up to 90 days for Staff to investigate issues related to Mitigated Negative Declaration.**

10. OTHER BUSINESS

A. Commission Procedures and Staff Communications

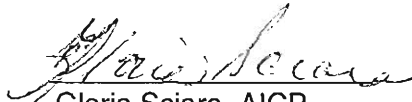
Public comment on these items may be limited to one minute, at discretion of the Chair

- i. Announcements/Other Items
- ii. Report of the Director of Planning and Inspection
 - City Council Actions

- Commission/Board Liaison and Committee Report
 - Commission/Committee Assignments
 - Architectural Committee: Commissioners Stattenfield and Mayer (Barcells alternate)
 - Station Area Plan: Commissioner Champeny
 - General Plan sub-Committee: Chair Fitch and Commissioner O'Neill (Champeny alternate)
- iii. Commission Procedures
- Planning Procedures – Discussion took place regarding Planning Division's procedure for responding to emails, letters and phone calls from citizens.
 - Work plan item
 - Commissioner Travel and Training reports
- iv. Upcoming agenda items

11. ADJOURNMENT – 11:20 p.m.

Approved:


Gloria Sciara, AICP
Development Review Officer

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